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GOVERNMENT CENTER URBAN RENEWAL PROJECT

CODE NO.R-212, PROJECT AREA REPORT

- (1) Statement as to basis for any revisions in project boundaries from those shown in Survey and Planning Application.

The project boundary line for this Final Project Report, Part I - Application for Loan and Grant has been changed in seven areas from that shown in the Survey and Planning Application. Five of the seven areas are enlargements to the original boundary while the remaining two are deletions. The basis for these changes are outlined as follows, in counter-clockwise order:

- A. The inclusion of the New England Telephone and Telegraph Company property at Bowdoin Square and the continuation of the boundary line along the south side of the existing Cambridge Street is necessary in order to allow the purchase of a small portion of the land area to the rear of the building and to establish urban renewal controls upon this property. Proposed street changes also require that the project boundary line be returned to the south right-of-way line of Cambridge Street.
- B. Minor changes are made along the northern and eastern side lines of the Suffolk County Court House in order to conform to existing property lines, thus avoiding the need for establishing and describing additional lines.

STATEMENT OF WORK FOR THE
RECONSTRUCTION OF THE
BRIDGE OVER THE RIVER

It is the purpose of this statement to define the scope of work to be performed in the reconstruction of the bridge over the river. The work to be performed is defined as follows:

The reconstruction of the bridge over the river is defined as the work to be performed in the reconstruction of the bridge over the river. The work to be performed is defined as follows:

The reconstruction of the bridge over the river is defined as the work to be performed in the reconstruction of the bridge over the river. The work to be performed is defined as follows:

The reconstruction of the bridge over the river is defined as the work to be performed in the reconstruction of the bridge over the river. The work to be performed is defined as follows:

- C. The Epstein Building, at the southeast corner of Tremont and Court Streets, was originally within the project area in order that urban renewal controls could be imposed upon it, although not to be acquired. This building has been excluded at this time, however, because extensive rehabilitation work has been done to bring it to an acceptable condition. Furthermore, the exclusion of this property does not harm the project while it does clarify the project boundary line along Court Street.
- D. The Survey and Planning Application project boundary in the blocks between State Street and Adams Square - Dock Square from Washington Street to Merchants' Row followed an irregular path which excluded from the project area all properties fronting on State Street except the vacant lot at the corner of Congress Street. The revised project boundary runs along the south right-of-way line of State Street from Washington Street east to Change Avenue, at which point it turns north and runs along the east right-of-way line of Change Avenue to the northwest corner of the Massachusetts Building (60-66 State Street). From this point the revised boundary runs east along the north property line of the Massachusetts Building, crosses Corn Court and continues east through the projecting northeast wing of the Massachusetts Building so as to meet the north property line of the India Building (74-78 State Street) which it follows as far as Merchants' Row.

C. The Stein Building, at the southeast corner of Tremont and Court Street, was originally within the project area in order that urban renewal controls could be imposed upon it, although not to be acquired. This building has been excluded at this time, however, because extensive rehabilitation work has been done to bring it to an acceptable condition. Furthermore, the exclusion of this property does not harm the project which it does clarify the project boundary line along Court Street.

D. The Survey and Planning Application project boundary in the blocks between State Street and Adams Square - Dock Square from Washington Street to Merchants' Row followed an irregular path which excluded from the project area all properties fronting on State Street except the vacant lot at the corner of Congress Street. The revised project boundary runs along the south right-of-way line of State Street from Washington Street east to Change Avenue, at which point it turns north and runs along the east right-of-way line of Change Avenue to the northwest corner of the Massachusetts Building (60-66 State Street). From this point the revised boundary runs east along the north property line of the Massachusetts Building, crosses Corn Court and continues east through the projecting northeast wing of the Massachusetts Building so as to meet the north property line of the India Building (74-78 State Street) which it follows as far as Merchants' Row.

1. The first thing I noticed when I stepped out of the car was a strong, warm breeze. It felt like a giant hand reaching out to greet me. The sun was shining brightly, and the air was filled with the scent of fresh grass and flowers. I took a deep breath and felt a sense of peace wash over me. The world around me seemed so beautiful and so full of life. I was in the middle of a vast, open field, and the horizon was just a few miles away. The sky was a clear, vibrant blue, and the clouds were soft and white. The ground beneath my feet was a mix of dirt and grass, and the sound of my own footsteps echoed in my ears. I felt like I was on top of the world, and I was so happy to be here. The day was perfect, and I was so lucky to be able to enjoy it. I was in the middle of a beautiful journey, and I was so grateful for every moment of it. The world was so beautiful, and I was so lucky to be able to see it. I was in the middle of a great adventure, and I was so excited to see what the future held for me. The day was so perfect, and I was so happy to be able to enjoy it. The world was so beautiful, and I was so lucky to be able to see it. I was in the middle of a great journey, and I was so grateful for every moment of it. The day was so perfect, and I was so happy to be able to enjoy it. The world was so beautiful, and I was so lucky to be able to see it. I was in the middle of a great adventure, and I was so excited to see what the future held for me.

This boundary revision is proposed with the intent that all existing buildings in the blocks between State Street and Adams Square - Dock Square from Washington Street to Change Avenue be demolished to make room for a major commercial development linking the new City Hall and Plaza to the State Street business and financial center. The proposed development, which includes a thirty-story office tower flanked by three smaller buildings, is a key element of the Urban Renewal Plan. It serves the following specific purposes, which could not otherwise be achieved:

- (a) Assures that the Adams Square - Dock Square area will have an enclosure appropriate to its new role as the setting for City Hall.
- (b) Draws life and activity into the new Government Center area from the established center of commerce.
- (c) Creates the site for a major office tower, signaling the regeneration of State Street and Boston's downtown.
- (d) Provides for improved vehicular circulation through the most congested area of the city by combining Congress and Devonshire Streets into a single widened roadway at the intersection of State Street.

E. The area around Faneuil Hall in the vicinity of Dock Square has been enlarged in accordance with the Plan's intent to remake Dock Square into a pedestrian open space which will be attractively surfaced and



which will also be clearly enclosed by the new and existing structures placed around it.

F. Along the northern side of Haymarket Square, the project has been expanded to the north line of Market Street between Merrimac and Canal Streets, as well as to encompass the Boston Health Department property. This is done in order that one of the major proposed arterial streets and its connections may be carried out in accordance with the Urban Renewal Plan.

G. The final project boundary change is a deletion of a triangular land area bounded by Merrimac and Friend Streets and a property line approximately 120 feet south of Traverse Street. This area is not needed for this project and should be more properly developed as a part of a subsequent project within the General Neighborhood Renewal Plan area.

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which will also be clearly enclosed by the new and existing structures placed around it.

- F. Along the northern side of Haymarket Square, the project has been expanded to the north line of Market Street between Merrimac and Canal Streets, as well as to encompass the Boston Health Department property. This is done in order that one of the major proposed arterial streets and its connections may be carried out in accordance with the Urban Renewal Plan.
- G. The final project boundary change is a deletion of a triangular land area bounded by Merrimac and Friend Streets and a property line approximately 120 feet south of Traverse Street. This area is not needed for this project and should be more properly developed as a part of a subsequent project within the General Neighborhood Renewal Plan area.



This boundary revision is proposed with the intent that all existing buildings in the blocks between State Street and Adams Square - Dock Square from Washington Street to Change Avenue be demolished to make room for a major commercial development linking the new City Hall and Plaza to the State Street business and financial center. The proposed development, which includes a thirty-story office tower flanked by three smaller buildings, is a key element of the Urban Renewal Plan. It serves the following specific purposes, which could not otherwise be achieved:

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- (c) Creates the site for a major office tower, signaling the regeneration of State Street and Boston's downtown.
- (d) Provides for improved vehicular circulation through the most congested area of the city by combining Congress and Devonshire Streets into a single widened roadway at the intersection of State Street.

E. The area around Faneuil Hall in the vicinity of Dock Square has been enlarged in accordance with the Plan's intent to remake Dock Square into a pedestrian open space which will be attractively surfaced and

A. Table of Contents (B.R.A.)

B. Description of Project

1. Boundaries of Urban Renewal Area (B.R.A.)

2. Types of Proposed Renewal Actions

a. The major activity will be clearance and redevelopment.

Two existing structures will be acquired and disposed to developers with the stipulation that they be brought up to safe and sanitary conditions, but no formal program of conservation or reconditioning is proposed. Three existing structures are not to be acquired. The entire project area is therefore considered to constitute one clearance section.

b. Public Improvements to be provided include:

Streets. The removal of paving, curbs and sidewalks in abandoned streets. The reconstruction of existing streets to remain wherever required or for those streets which are being widened. The complete construction of proposed new streets.

Utilities. The abandonment, removal, moving or enlargement of all existing utilities wherever unnecessary or insufficient, or for the vacation of streets.

Whenever such utilities are adequate and in accordance with the Urban Renewal Plans, they shall be retained. All

5. Table of Contents (p. 1-10)

6. Description of Volume

1. Summary of the Volume (p. 1-10)

2. Types of Original Contributions

3. The volume contains 10 original contributions.

4. The following are the titles of the original contributions:

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20. The following are the titles of the original contributions:

21. The following are the authors of the original contributions:

private and public utilities will be placed underground. New underground utilities will be built to supplement those remaining where necessary to serve the area adequately.

Street Trees. The planting of various types of street trees along all streets so designated on the illustrative site plan, in conformity with the general city-wide standard of street tree plantings.

Street Lighting. The replacement and modernization of the present system to conform to the new street plan and to meet the general and special needs of the renewal area.

Street lights will conform to city standards.

Government Center Common. The provision of a public open space in the heart of a newly developed Federal-State-Local governmental - private commercial core in an attractive and creative manner, with sitting areas, landscaping, fountains, lighting, sculptures, etc.

The construction of an attractive pedestrian overpass over New Congress Street as an extension of the Common and as a means of connecting the major elements of the Urban Renewal Plan to sites of historic interest.

Dock Square. The reconstruction of the Dock Square area as a primarily pedestrian space surfaced with cobble stones and granite blocks of old Boston. However, limited vehicular traffic

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REPORT OF THE

COMMISSIONERS OF THE

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FOR THE YEAR 1891

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will be allowed on its periphery in order to service existing buildings adjacent to but outside of the project area.

Pedestrian Overpass. A pedestrian overpass will be constructed over New Chardon Street as a means of facilitating pedestrian circulation between the Government Center Project and the North Station area.

Old Howard Plaza. The construction of a small public open space in front of the reconstructed and revitalized Howard Athenaeum.

Two small but attractively developed public open spaces are proposed along the north side of Cambridge Street between New Chardon and New Sudbury Streets.

Rapid Transit. The improvement and reconstruction of rapid transit facilities and enlargement of the Scollay Square Station to meet the anticipated project demands. The elimination of the separate northbound Tremont Street Subway Line between Scollay Square and Haymarket Square Stations and the elimination of the Adams Square northbound station. The modification and integration of the Haymarket Square Station entrance-exit facilities within a new parking structure. The same type of treatment of the Friend Union Station and Bowdoin Square Station within the proposed motel and office structures respectively. The conversion of a section of the vacated subway between Scollay Square and Adams Square Stations under Cornhill Street into a pedestrian concourse.

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Salvage. The salvaging of reusable cobble stones and granite blocks as a standard procedure in the demolition of structures and streets to be removed for the purpose of using them as called for in the paving plans of various proposed public open spaces.

C. Land Use Plan

1. Land Use Map, showing:

- a. Thoroughfare and street rights-of-way. (See the Proposed Land Use Map)
- b. All other public or institutional or special purpose uses.
(See C.1.c. below)
- c. Land Uses not covered by C.1.a. and C.1.b.

See the Proposed Land Use Map. This map shows all institutional, special purpose, public and private uses, both existing to remain and proposed.

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C2 Land Use Provisions and Building Requirements

1. Redevelopment of lands constituting the Project Area shall be made subject to the regulations and controls specified in this section. The purpose of these controls is to assure that redevelopment as it occurs will fulfill the planning and design objectives of the Urban Renewal Plan. It shall be the obligation of all persons undertaking redevelopment within the Project Area not only to comply with these controls but also to familiarize themselves with the overall Urban Renewal Plan and to prepare development proposals which are in harmony with the Plan. All redevelopment proposals shall be subject to design review and approval by the Boston Redevelopment Authority ~~prior to land disposition~~ and again prior to commencement of construction. In addition to assuring compliance with the specific controls set forth in this section, the Authority shall evaluate the quality and appropriateness of the proposed development with reference to such general design considerations as site planning, landscaping and exterior wall treatment.
2. Permitted land use categories and re-use parcels are shown on Map No. Proposed Land Use, and Map No. , Preliminary Disposition Plat.
3. No public housing or residential use is contemplated under this plan.
4. Statement of permitted land uses, regulations, controls and restrictions to be imposed by the Plan in general on the sale, lease or retention of real property acquired where the contemplated renewal action is redevelopment or rehabilitation.

C-2 Land Use Provisions and Building Requirements

a. Permitted Land Use:

1-1 Public Institution:

a. Principal Use:

The administrative, legislative, laboratory and public service functions of the United States of America, the Commonwealth of Massachusetts and the City of Boston.

b. Accessory Uses:

1. Parking - enclosed and surface, employee and/or public
2. Automobile servicing station in connection with garage buildings for only the sale of automobile fuels, lubricants, radiator fluids, and accessories, and the performance of incidental services including tire changing, tube repairing, lubrication and washing, provided such servicing station be entirely within an enclosed structure.
3. Landscaped open areas
4. Subway stations or access thereto
5. Uses of the same general character as above
6. Accessory uses customarily incidental to any of the above permitted uses, provided such accessory use does not include open air storage of materials, equipment or merchandise

1-2 a. Principal Use: Parking Structure

b. Accessory Uses:

1. General retail (ground floor)

1900 1901 1902 1903 1904 1905 1906 1907 1908 1909 1910 1911 1912 1913 1914 1915 1916 1917 1918 1919 1920 1921 1922 1923 1924 1925 1926 1927 1928 1929 1930 1931 1932 1933 1934 1935 1936 1937 1938 1939 1940 1941 1942 1943 1944 1945 1946 1947 1948 1949 1950 1951 1952 1953 1954 1955 1956 1957 1958 1959 1960 1961 1962 1963 1964 1965 1966 1967 1968 1969 1970 1971 1972 1973 1974 1975 1976 1977 1978 1979 1980 1981 1982 1983 1984 1985 1986 1987 1988 1989 1990 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400 2401 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2432 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446 2447 2448 2449 2450 2451 2452 2453 2454 2455 2456 2457 2458 2459 2460 2461 2462 2463 2464 2465 2466 2467 2468 2469 2470 2471 2472 2473 2474 2475 2476 2477 2478 2479 2480 2481 2482 2483 2484 2485 2486 2487 2488 2489 2490 2491 2492 2493 2494 2495 2496 2497 2498 2499 2500 2501 2502 2503 2504 2505 2506 2507 2508 2509 2510 2511 2512 2513 2514 2515 2516 2517 2518 2519 2520 2521 2522 2523 2524 2525 2526 2527 2528 2529 2530 2531 2532 2533 2534 2535 2536 2537 2538 2539 2540 2541 2542 2543 2544 2545 2546 2547 2548 2549 2550 2551 2552 2553 2554 2555 2556 2557 2558 2559 2560 2561 2562 2563 2564 2565 2566 2567 2568 2569 2570 2571 2572 2573 2574 2575 2576 2577 2578 2579 2580 2581 2582 2583 2584 2585 2586 2587 2588 2589 2590 2591 2592 2593 2594 2595 2596 2597 2598 2599 2600 2601 2602 2603 2604 2605 2606 2607 2608 2609 2610 2611 2612 2613 2614 2615 2616 2617 2618 2619 2620 2621 2622 2623 2624 2625 2626 2627 2628 2629 2630 2631 2632 2633 2634 2635 2636 2637 2638 2639 2640 2641 2642 2643 2644 2645 2646 2647 2648 2649 2650 2651 2652 2653 2654 2655 2656 2657 2658 2659 2660 2661 2662 2663 2664 2665 2666 2667 2668 2669 2670 2671 2672 2673 2674 2675 2676 2677 2678 2679 2680 2681 2682 2683 2684 2685 2686 2687 2688 2689 2690 2691 2692 2693 2694 2695 2696 2697 2698 2699 2700 2701 2702 2703 2704 2705 2706 2707 2708 2709 2710 2711 2712 2713 2714 2715 2716 2717 2718

C-2 Land Use Provisions and Building Requirements

a. Permitted Land Use:

1-2 b. Accessory Uses:

2. Pedestrian arcades, access, overpasses or tunnels to existing subway station and nearby blocks

3. Bus terminal

4. Landscaped areas

5. Uses of the same general character as above

6. Accessory uses customarily incidental to any of the above permitted uses, provided such accessory use does not include open air storage of materials, equipment or merchandise

2. Public Open Space:

a. Principal Use:

Public open space as shown on Map No. , illustrative Site Plan and detailed on Map No.

3. Private Utility:

a. Principal Use:

Transformer station, substation, telephone exchange and business offices relative thereto.

b. Accessory Uses:

1. Parking - enclosed and open-air, employee and public

2. Automobile servicing station in connection with garage buildings for only the sale of automobile fuels, lubricants, radiator fluids, and accessories, and the performance of incidental services

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C-2 Land Use Provisions and Building Requirements

a. Permitted Land Use

3. Private Utility

b. Accessory Uses:

including tire changing, tube repairing, lubrication and washing,

provided such servicing station be entirely within an enclosed

structure

3. Landscaped open areas

4. Uses of the same general character as above

5. Accessory uses customarily incidental to any of the above permitted

uses, provided such accessory use does not include open air

storage of materials, equipment or merchandise

4. General Retail:

Motel:

a. Principal Use:

Motel, motor inn, *or hotel*

b. Accessory Uses:

1. Restaurants, bars, cafes, nightclubs and catering

2. Exhibition space, meeting rooms

3. Tourist information facilities

4. Parking - enclosed and open air

5. Automobile servicing station in connection with garage buildings

for only the sale of automobile fuels, lubricants, radiator fluids,

and accessories, and the performance of incidental services

including tire changing, tube repairing, lubrication and washing,

provided such servicing station be entirely within an enclosed

structure

Information and data, this document, information and data,
pertaining to the subject, should be and is to be
classified

1. (Rev. 1-1-64)
2. (Rev. 1-1-64)
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9. (Rev. 1-1-64)
10. (Rev. 1-1-64)

General notes:

1. (Rev. 1-1-64)

2. (Rev. 1-1-64)

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C-2 Land Use Provisions and Building Requirements

a. Permitted Land Use

4. General Retail - Motel

b. Accessory Uses

6. Arcaded pedestrian way
7. Subway station or access thereto
8. Landscaped open areas
9. Uses of the same general character as above
10. Accessory uses customarily incidental to any of the above permitted uses, provided such accessory use does not include open air storage of materials, equipment or merchandise

Theatre:

a. Principal Use:

Legitimate theatre

b. Accessory Uses:

1. Restaurants, ~~bars~~, cafes and night clubs
2. Museum and exhibition facilities
3. Uses of the same general character as above
4. Accessory uses customarily incidental to any of the above permitted uses, provided such accessory use does not include open air storage of materials, equipment or merchandise

5. General Office:

a. Principal Use:

Business and professional office, and financial institutions

C-2 Land Use Provisions and Building Requirements

a. Permitted Land Use

5. General Office

b. Accessory Uses:

1. Retail service stores, normally accessory to principal use
2. Restaurants, bars, cafes and nightclubs
3. Exhibition facilities
4. Parking, enclosed or open air, employee and public
5. Automobile servicing station in connection with garage buildings for only the sale of automobile fuels, lubricants, radiator fluids, and accessories, and the performance of incidental services including tire changing, tube repairing, lubrication, and washing, provided such servicing station be entirely within an enclosed structure
6. Landscaped open areas
7. Subway stations or access thereto
8. Arcaded pedestrian ways
9. Uses of the same general character as above
10. Accessory uses customarily incidental to any of the above permitted uses, provided such accessory use does not include open air storage of materials, equipment or merchandise

b. Building Coverage:

See C-2-5

c. Floor Area Ratio:

See C-2-5

3. Results

3.1. General results: summary of the main findings

3.2. Specific results: detailed analysis of the data

3.3. Conclusions

3.4. Discussion: implications for the future

3.5. Acknowledgements: thanks to the participants

3.6. References: list of sources used

3.7. Appendix: additional data and figures

3.8. Summary: key points of the report

3.9. Glossary: definitions of key terms

3.10. Index: location of key sections

3.11. Bibliography: list of references

3.12. Appendix: additional data and figures

3.13. Summary: key points of the report

3.14. Glossary: definitions of key terms

3.15. Index: location of key sections

3.16. Bibliography: list of references

3.17. Appendix: additional data and figures

3.18. Summary: key points of the report

3.19. Glossary: definitions of key terms

3.20. Index: location of key sections

3.21. Bibliography: list of references

C-2 Land Use Provisions and Building Requirements

d. Height: See C-2

1. Cooling towers, elevator penthouses, water tanks and other such appurtenances are included within the height limitations and must be enclosed within the building structure
2. The height of building shall be measured from the mean grade of the sidewalk or a given grade elevation noted in C-2-5 a- to the top of parapet or cornice of the building facade

e. Setback:

See C-2-5

f. Building Envelope:

See C-2-5

An "arcade" is a continuous area open to a street or plaza, unobstructed to a height of not less than twelve feet and accessible to the public at all times.

g. Parking:

See C-2-5

All parking must be off street. Enclosed parking in structures, including that on roof, must be suitably screened on the building facade. Open air parking refers to parking on grade and must be paved and suitably screened from adjacent uses.

h. Off-Street Loading:

See C-2-5a

The redeveloper of each parcel must demonstrate that sufficient off-street loading berths will be provided to serve the operational needs of the proposed

1. Station 100-1

1. Station 100-1, located on the north shore of the harbor, was established in 1901. It is a concrete structure on a pile foundation, and is used for the purpose of determining the position of the harbor entrance.
2. The station is located on the north shore of the harbor, and is used for the purpose of determining the position of the harbor entrance.

The station is located on the north shore of the harbor.

2. Station 100-2

Station 100-2

3. Station 100-3

Station 100-3

4. Station 100-4, located on the south shore of the harbor, was established in 1901. It is a concrete structure on a pile foundation, and is used for the purpose of determining the position of the harbor entrance.
5. The station is located on the south shore of the harbor, and is used for the purpose of determining the position of the harbor entrance.

Station 100-4

6. Station 100-5

Station 100-5

7. Station 100-6, located on the north shore of the harbor, was established in 1901. It is a concrete structure on a pile foundation, and is used for the purpose of determining the position of the harbor entrance.
8. The station is located on the north shore of the harbor, and is used for the purpose of determining the position of the harbor entrance.

Station 100-6

Station 100-7

Station 100-8

9. Station 100-9, located on the south shore of the harbor, was established in 1901. It is a concrete structure on a pile foundation, and is used for the purpose of determining the position of the harbor entrance.
10. The station is located on the south shore of the harbor, and is used for the purpose of determining the position of the harbor entrance.

C-2 Land Use Provisions and Building Requirements

h. Off-Street Loading

development. All loading berths must be entirely clear of right-of-way lines unless otherwise noted. Centralized loading berths may be permitted.

i. Sign Control:

Signs within the Project Area shall be restricted to the non-flashing type, identifying only the establishment and nature of its products.

All signs must be suitably integrated with the architectural design of the structures which they identify. No sign shall project above the roof of the structure on which it is mounted. The size, design, placement and number of signs must be specified in all Redevelopment proposals.

j. Landscaping:

All open areas shall be attractively landscaped. Detailed landscaping plans shall be included in all Redevelopment proposals.

k. Plan Submission:

Prior to the execution of a Disposition Contract, the Redeveloper of any Parcel within the Project Area shall submit to the Boston Redevelopment Authority for review, preliminary plans, sections, elevations, and outline specifications sufficient in scope to demonstrate the architectural design, proposed distribution and intensity of uses, parking, loading, landscaping and sign proposals for the intended development. Prior to the commencement of construction,

Department of the Interior, Bureau of Land Management
Washington, D.C. 20540

Dear Sir:

Re: [illegible]

Enclosed for the Bureau of Land Management are two copies of a letterhead memorandum (LHM) dated and captioned as above. The LHM was prepared by the Bureau of Reclamation, Department of the Interior, and is being furnished to you for your information and guidance. The LHM contains information regarding the proposed construction of a dam and reservoir on the [illegible] River, [illegible] State. The proposed project is being considered for inclusion in the National System of Public Works. The LHM also contains information regarding the proposed project's location, design, and estimated cost. The LHM is being furnished to you for your information and guidance.

Sincerely,
[illegible]

Very truly yours,
[illegible]

Enclosed for the Bureau of Land Management are two copies of a letterhead memorandum (LHM) dated and captioned as above. The LHM was prepared by the Bureau of Reclamation, Department of the Interior, and is being furnished to you for your information and guidance. The LHM contains information regarding the proposed construction of a dam and reservoir on the [illegible] River, [illegible] State. The proposed project is being considered for inclusion in the National System of Public Works. The LHM also contains information regarding the proposed project's location, design, and estimated cost. The LHM is being furnished to you for your information and guidance.

Very truly yours,
[illegible]

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C-2 Land Use Provisions and Building Requirements

k. Plan Submission

final working drawings and specifications must be submitted to the Redevelopment Authority for review to insure conformance with the preliminary submission.

1. Controls in Disposition Contract:

The foregoing provisions shall be implemented by appropriate covenants or other provisions in land disposition instruments.

5. Statement of permitted land uses, controls and restrictions to be imposed by the Plan on specific re-use parcels where the contemplated renewal action is redevelopment.

a. Parcel 1

1. Use:

a. Principal Use:

Public institution ("State Campus") including Department of Employment Security Building; Health, Education and Welfare Building; and Mental Health and State Laboratory Building

2. Floor ^{Net}~~Air~~ Ratio:

Not to exceed six

3. Height:

a. Not to exceed 250' above Government Center Common (el. 34.0')

in that portion of parcel lying within 250' from the line of Cambridge Street

b. Not to exceed 80' above el. 34.0' for remainder of parcel

4. Setback:

No structure to be built within 55' from line of Cambridge Street

THE JOURNAL OF THE
ROYAL ANTHROPOLOGICAL INSTITUTE

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C-2 Land Use Provisions and Building Requirements

5. Parcels

Parcel 1

5. Parking:

- a. Enclosed: must provide 400 cars minimum
- b. Surface: permit 50 cars maximum
- c. Access: permitted only from Staniford and New Pitts Streets

6. Loading:

Access: permitted only from Staniford and New Pitts Streets

7. Access:
b. Parcel 2

1. Use:

a. Principal Use:

To be public institution, consolidated Precincts 1, 2 & 3, Police Station and Fire Station, Engine 4, Ladder 27, Fire District 3

2. Height:

Not to exceed 80' above Government Center Common (el. 34.0')

c. Parcel 3a

1. Use:

- a. Principal use to be office building
- b. Subway station or access thereto

2. Height:

Not to be more than 80' above Government Center Common (el. 34.0')

3. Parking:

- a. None required
- b. Access, if provided, only from Hawkins Street

3. Title

4. Position held by the person or organization

5. Date of the work

6. Description of the work

7. Results

8. Comments

9. Remarks

10. Date

11. Signature

12. Name of the person or organization

13. Address

14. City

15. State

16. Zip

17. Phone

18. Fax

19. E-mail

20. Other

21. Remarks

22. Date

23. Signature

24. Name of the person or organization

C-2 Land Use Provisions and Building Requirements

5. Parcels

Parcel 3a

4. Loading:

Access: only from Hawkins Street

d. Parcel 3b

1. Use:

a. Principal Use:

To be general office

2. Height:

Not to exceed 80' above Government Center Common (el. 34.0')

3. Setback:

Not to be less than 5' along full frontage of New Sudbury Street

4. Parking:

a. None required

b. Access, if provided, only from Hawkins Street extension

5. Loading:

Access: only from Hawkins Street extension

e. Parcel 3c

1. Use:

Principal use - parking for private utility

f. Parcel 3d

1. Use:

Principal use - parking for private utility

Page 1 of 1

1. Name

2. Address

3. City

4. State

5. Zip

6. Social Security Number

7. Date of Birth

8. Date of Death

9. Date of Marriage

10. Date of Divorce

11. Date of Separation

12. Date of Remarriage

13. Date of Current Marriage

14. Date of Current Divorce

15. Date of Current Separation

16. Date of Current Remarriage

17. Date of Current Death

18. Date of Current Birth

19. Date of Current Marriage

20. Date of Current Divorce

21. Date of Current Separation

22. Date of Current Remarriage

C-2 Land Use Provisions and Building Requirements

5. Parcels

g. Parcel 3e

1. Use:

Principal use - public open space

h. Parcel 3f

1. Use:

Principal use - public open space

i. Parcel 4

1. Principal Use:

a. Public parking garage, providing a minimum of 1500 spaces and a maximum of 2000 spaces

b. Easement on grade for New Congress Street. Vertical clearance from street to soffit above to be not less than 14'6"

2. Accessory Use: (on ground floor only)

a. ~~General retail~~

b. Pedestrian arcade, access, overpasses or tunnels to existing subway station and nearby blocks

c. Bus terminal

3. Height:

Not to exceed 60' above Government Center Common (el. 34.0')

4. Setback:

Not less than 5' from New Sudbury Street frontage

1891

1892

1893

1894

1895

1896

1897

1898

1899

1900

1901

1902

1903

1904

1905

1906

1907

1908

1909

1910

1911

C-2 Land Use Provisions and Building Requirements

5. Parcels

Parcel 4

5. Building Envelope:

Building facade to be continuous along full frontage of New Sudbury Street above ground level, overpassing New Congress Street

6. Parking:

Access: only from New Chardon, New Bowker and New Sudbury Streets

7. Loading:

Access: only as above

j. Parcel 5:

1. Use:

Principal use - public institution (Federal Offices)

2. Floor Area Ratio:

Not to exceed six

3. Height:

a. Not to exceed 80' above Government Center Common (el. 34.0')

in that portion of parcel lying within 400' of New Congress Street

b. No height limitation for remainder of parcel.

4. Parking:

a. None required

b. Access, if provided, only from New Sudbury Street

c. No surface parking permitted

5. Loading:

Access only from New Sudbury Street

C-2 Land Use Provisions and Building Requirements

5. Parcels

k. Parcel 6a:

1. Use:

Principal use - public institution (City Hall)

2. Floor Area Ratio:

Not to exceed eight

3. Height:

Not to exceed 130' or be less than 80' above Government Center

Common (el. 34.0')

4. Setback:

No setback allowed above ground floor

5. Building Envelope:

a. Must be built at least to minimum regulated height along

full length of parcel frontage above ground floor

b. Ground floor to be arcaded on all frontages

6. Parking:

a. Enclosed parking: must provide 250 cars minimum; 300 maximum, permitted, 50 of which may be assigned for official use.

b. No surface parking permitted

c. Access only from New Congress Street

7. Loading:

Access only from New Congress Street

1. Name of the person or firm

2. Address

3. Nature of the business

4. Date of establishment

5. Capital stock

6. Name of the president

7. Name of the vice president

8. Name of the treasurer

9. Name of the secretary

10. Name of the general manager

11. Name of the sales manager

12. Name of the advertising manager

13. Name of the shipping manager

14. Name of the warehouse manager

15. Name of the factory manager

16. Name of the chief engineer

17. Name of the chief chemist

18. Name of the chief electrician

19. Name of the chief mechanic

20. Name of the chief clerk

21. Name of the chief bookkeeper

C-2 Land Use Provisions and Building Requirements

5. Parcels

1. Parcel 6b:

1. Use:

Principal Use:

a. Public Open Space

b. Easement for public institution (City Hall) under surface of public open space

m. Parcel 7:

1. Use:

a. Principal Uses:

1. Motel, motor inn or hotel - to provide not less than 30 rooms

2. Easement on grade for West Hanover Street. Vertical clearance from street to soffit above to be not less than 14'6"

3. Pedestrian arcade on ground floor along full frontage of New Congress Street

4. Subway station or access thereto

b. Accessory Uses: (ground floor only)

1. General retail

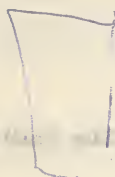
2. Tourist information

2. Height:

Not to be less than 75' nor more than 85' above Government Center
Common (el. 34.0')

1500
1040

60,000



1. The first section of the survey is 1500 acres.

2. The second section of the survey is 1040 acres.

3. The third section of the survey is 60,000 acres.

4. The fourth section of the survey is 1500 acres.

5. The fifth section of the survey is 1040 acres.

6. The sixth section of the survey is 60,000 acres.

7. The seventh section of the survey is 1500 acres.

8. The eighth section of the survey is 1040 acres.

9. The ninth section of the survey is 60,000 acres.

10. The tenth section of the survey is 1500 acres.

11. The eleventh section of the survey is 1040 acres.

12. The twelfth section of the survey is 60,000 acres.

13. The thirteenth section of the survey is 1500 acres.

14. The fourteenth section of the survey is 1040 acres.

15. The fifteenth section of the survey is 60,000 acres.

C-2 Land Use Provisions and Building Requirements

5. Parcels

Parcel 7

3. Setback:

No setbacks allowed on New Congress and New Sudbury Streets and Dock Square

4. Building Envelope:

Must be built to regulated height along full length of New Congress and New Sudbury Streets and Dock Square

5. Parking:

a. Enclosed: must provide one parking space for one motel room

b. Surface: 50 spaces permitted

c. Access: must be only from New Congress and Blackstone Streets to West Hanover Street

6. Loading:

Access only from West Hanover Street

n. Parcel 8a:

1. Use:

Principal use - office building

2. Height:

Not to be less than 30 stories above el. 34.0'

3. Setbacks:

a. Not to be more than 10' on State and New Congress Street frontage

b. No setback permitted on Government Center Common frontage

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C-2 Land Use Provisions and Building Requirements

5. Parcels

Parcel 8a - setbacks

- c. Must be set back 36' from line of Parcel 8b above el. 34.0'

4. Building Envelope:

- a. Must be built to regulated heights along full frontage of all setback lines above el. 34.0'.
- b. Ground floor to be arcaded

5. Parking:

- a. None required
- b. Access, if provided, only from Chatham Street

6. Loading:

- a. Access only from Chatham Street
- b. Centralized loading berths in combination with other parcels permitted

o. Parcel 8b:

1. Use:

- a. Principal use to be office building
- b. Ground floor use may be general retail and must be pedestrian arcade on Government Center Common level (el. 34.0') and Dock Square level (el. 19.0')
- c. Easements for New Congress Street and Change Avenue

2. Coverage:

Must be built to 100% coverage of parcel above Government Center Common level

C-2 Land Use Provisions and Building Requirements

5. Parcels

Parcel 8b

3. Height:

Must be not less than 75' or more than 85' above Government Center Common (el. 34.0')

4. Setback:

No setback allowed above Government Center Common level

5. Building Envelope:

Must be built to regulated height on all parcel frontages

6. Parking:

- a. None required
- b. If provided, must be enclosed
- c. Access only from Chatham Street

7. Loading:

- a. Access only from Chatham Street
- b. Centralized loading berths in combination with other parcels permitted

p. Parcel 8c:

1. Use:

- a. Principal use to be office building
- b. Ground floor use may be general retail

2. Height:

To be 12 stories above Government Center Common

1. The first part of the document is a list of the names of the members of the committee.
2. The second part of the document is a list of the names of the members of the committee.
3. The third part of the document is a list of the names of the members of the committee.
4. The fourth part of the document is a list of the names of the members of the committee.
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8. The eighth part of the document is a list of the names of the members of the committee.
9. The ninth part of the document is a list of the names of the members of the committee.
10. The tenth part of the document is a list of the names of the members of the committee.

C-2 Land Use Provisions and Building Requirements

5. Parcels

Parcel 8c

3. Setback:

- a. No setback permitted on State Street frontage
- b. Must be setback 45' from line of Parcel 8b
- c. No setback allowed on New Congress Street frontage to its intersection with line (b) above

4. Building envelope:

Must be built to regulated height along full frontage all setback lines and parcel boundaries

5. Parking:

- a. None required
- b. If provided must be enclosed
- c. Access only from Chatham Street

6. Loading:

- a. Access only from Chatham Street
- b. Centralized loading berths in combination with other parcels permitted

q. Parcel 9:

1. Use:

Principal use to be office building

2. Height:

Not to be less than or more than above Government Center Common (el. 34.0')

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C-2 Land Use Provisions and Building Requirements

5. Parcels

Parcel 9

3. Setback:

None permitted on either frontage of Government Center Common

4. Building Envelope:

Must be built to regulated height along full length of parcel frontage

5. Parking:

None required

6. Loading:

Centralized loading berths in combination with other parcels permitted

r. Parcel 10:

1. Use:

Principal use to be general office and general retail

2. Height:

To match cornice line of existing building to remain on Parcel 11

(Sear's Block)

3. Setback:

None permitted on full length of Court Street frontage

4. Building Envelope:

Depth of building as measured from Court Street frontage to be

not more than 60'

5. Parking:

a. None required

b. Access, if provided, only from Franklyn Avenue

1. Title

2. Author

3. Editor

4. Subject

5. Price

6. Form

7. Date

8. Distribution

9. Remarks

10. Notes

11. Index

12. Summary

13. Abstract

14. Bibliography

15. References

16. Appendix

17. Glossary

18. Index

19. Notes

20. Summary

21. Abstract

22. Bibliography

C-2 Land Use Provisions and Building Requirements

5. Parcels

Parcel 10

6. Loading:

Access only from Franklin Avenue

s. Parcel 12:

1. Use:

a. Principal use to be office building

b. Ground floor use may be general retail and must be arcaded
along Cambridge-Tremont Street frontage

c. Pedestrian arcade and stair through building from Cambridge-
Tremont Street to Pendleton Square, centered on center line
of Old Court House building must be provided by developer of
this parcel

2. Height:

Not to be less than 75' nor more than 85' above Government Center
Common (el. 34.0')

3. Setback:

No setback permitted along full frontage of Cambridge-Tremont
Street and east line of Pemberton Square

4. Building Envelope:

Must be built to regulated height along full length of all setback lines

5. Parking:

a. None required

b. If provided, must be enclosed

1. 10-10-10

2. 10-10-10

3. 10-10-10

4. 10-10-10

5. 10-10-10

6. 10-10-10

7. 10-10-10

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10. 10-10-10

11. 10-10-10

12. 10-10-10

13. 10-10-10

14. 10-10-10

15. 10-10-10

16. 10-10-10

17. 10-10-10

18. 10-10-10

19. 10-10-10

20. 10-10-10

21. 10-10-10

22. 10-10-10

C-2 Land Use Provisions and Building Requirements

5. Parcels

t. Parcel 14:

1. Use:

Principal use to be general office and general retail

2. Height:

To match eave line of existing building to remain on Parcel 13

(Howard Athenaeum)

3. Setback:

No setback allowed on Somerset or Howard Street

4. Building Envelope:

a. Must be built to regulated height along full street frontages

b. Must be designed so as to harmonize and compliment the

contiguous historic structure (Howard Athenaeum)

5. Parking:

None required

6. Loading:

On-street loading permitted

u. Parcel 15:

Use:

Principal use to be Public Open Space

6. Statement of regulations, controls, standards and restrictions to be imposed in general by the Plan on the sale, lease or retention of real property acquired where the contemplated renewal action is rehabilitation.

(1) Parcel 1a:

(1) Use:

Principal use to be assigned to the parcel is:

(1) Subject:

To meet the need for additional housing to be built on the site is:

(1) (Lowest Alternative)

(3) Subject:

No other use is to be assigned to the parcel is:

(4) Building envelope:

a. Must be built to specified height and area of site:

b. Must be built to specified height and area of site:

Construction of the building is to be:

(5) Parcel 1b:

Other subject:

(6) Subject:

Construction of the building is to be:

(7) Parcel 1c:

Other:

Construction of the building is to be:

Construction of the building is to be:

Construction of the building is to be:

Construction of the building is to be:

C-2 Land Use Provisions and Building Requirements

6. Regulations on property to be rehabilitated

- a. The purpose of these controls on the existing to be rehabilitated buildings is to assure that the rehabilitation achieve the following objectives:
1. To rebuild these structures to a safe, usable and desirable market condition
 2. To restore these structures to a physical condition harmonious with their original construction, use and appearance and so recall and take advantage of their value as historic landmarks and meaningful elements in the project's urban design composition
- b. These properties shall be rehabilitated so as to be compliant with the applicable provisions of the Zoning Regulation, the Building Code and all other codes relating to the use and occupancy of property.
- c. In general the exterior facades of the buildings shall be rehabilitated in a way consonant with the original design, details, materials and workmanship. The heretofore stated requirement for design review by the Boston Redevelopment Authority of the developer's proposal, preliminary plans and working drawings should be construed as a means wherein the rehabilitation objectives can be most satisfactorily attained.
7. Statement of permitted land uses, regulations, controls and restrictions to be imposed by the Plan on specific re-use parcels where the contemplated renewal action is rehabilitation.

2. The purpose of these regulations is to ensure that the development of the property is in accordance with the following objectives:

1. To ensure that the development of the property is in accordance with the following objectives:
 - a. To ensure that the development of the property is in accordance with the following objectives:
 - b. To ensure that the development of the property is in accordance with the following objectives:
 - c. To ensure that the development of the property is in accordance with the following objectives:
 - d. To ensure that the development of the property is in accordance with the following objectives:
 - e. To ensure that the development of the property is in accordance with the following objectives:
 - f. To ensure that the development of the property is in accordance with the following objectives:
 - g. To ensure that the development of the property is in accordance with the following objectives:
 - h. To ensure that the development of the property is in accordance with the following objectives:
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 - j. To ensure that the development of the property is in accordance with the following objectives:
 - k. To ensure that the development of the property is in accordance with the following objectives:
 - l. To ensure that the development of the property is in accordance with the following objectives:
 - m. To ensure that the development of the property is in accordance with the following objectives:
 - n. To ensure that the development of the property is in accordance with the following objectives:
 - o. To ensure that the development of the property is in accordance with the following objectives:
 - p. To ensure that the development of the property is in accordance with the following objectives:
 - q. To ensure that the development of the property is in accordance with the following objectives:
 - r. To ensure that the development of the property is in accordance with the following objectives:
 - s. To ensure that the development of the property is in accordance with the following objectives:
 - t. To ensure that the development of the property is in accordance with the following objectives:
 - u. To ensure that the development of the property is in accordance with the following objectives:
 - v. To ensure that the development of the property is in accordance with the following objectives:
 - w. To ensure that the development of the property is in accordance with the following objectives:
 - x. To ensure that the development of the property is in accordance with the following objectives:
 - y. To ensure that the development of the property is in accordance with the following objectives:
 - z. To ensure that the development of the property is in accordance with the following objectives:

C-2 Land Use Provisions and Building Requirements

7. Regulations imposed by Plan on specific reuse parcels where rehabilitation contemplated

a. Parcel 11: (Sear's Block)

1. Use:

Principal use to be general office or general retail

2. Parking:

None required. Access, if provided, to be only from Franklin Avenue.

3. Off-Street Loading:

Access only from Franklin Avenue

b. Parcel 13: (Howard Athenaeum)

1. Use:

a. Principal Use:

Legitimate theatre

b. Accessory Use:

1. Restaurant, ~~bare~~, cafes, or nightclubs

2. Museum or exhibition facilities

2. Parking:

None required

3. Loading:

Access to be from open property at rear of parcel 13 and 14 from Somerset Street by separate agreement with the Suffolk County Court.)

2. Enter in (last) block

1. Use:

Printed on or before date of transfer year

2. Enter:

None required, however, it is recommended to be made from a reliable
source.

3. Enter in (last) block

Source may be a reliable source

4. Enter in (last) block

1. Use:

2. Enter in (last) block

3. Enter in (last) block

4. Enter in (last) block

5. Enter in (last) block

6. Enter in (last) block

7. Enter in (last) block

8. Enter in (last) block


9. Enter in (last) block

Source may be a reliable source or may be a source of information
from a source (e.g. a source of information from the source)

Source may be a reliable source

c. Duration of Control, Effective Date and Renewal
Provision (BRA)

c. Applicability of Provisions and Requirements Under
C.2.a. to Real Property Not to be Acquired.



In two cases, properties designated as not to be acquired are, in fact, to be partially acquired. At the same time, they are each to acquire a small, special purpose parcel.

A third property will remain as is and will not be acquired.

The three buildings which are designated to remain are all in good structural condition and require little, if any, corrective treatment.

As a minimum, however, it is proposed to impose the renewal restrictions and controls against such properties through one or more of the following methods:

1. Enforcement of the applicable codes and ordinances of the City of Boston.
2. By separate written agreement.
3. By the exercise of the power of eminent domain in the event that compliance cannot be secured by agreement or enforced by police power.

1. The Commission is composed of the following members:

(a) The President of the United States

(b) The Vice President of the United States

(c) The Secretary of the United States

(d) The Attorney General of the United States

(e) The Chief Justice of the United States

(f) The Speaker of the House of Representatives

(g) The President of the Senate

(h) The President of the Supreme Court

(i) The President of the Federal Reserve Board

(j) The President of the Federal Reserve Bank of New York

(k) The President of the Federal Reserve Bank of Chicago

(l) The President of the Federal Reserve Bank of Cleveland

(m) The President of the Federal Reserve Bank of Dallas

(n) The President of the Federal Reserve Bank of Denver

(o) The President of the Federal Reserve Bank of Kansas City

(p) The President of the Federal Reserve Bank of Louisville

(q) The President of the Federal Reserve Bank of Minneapolis

(r) The President of the Federal Reserve Bank of New Orleans

(s) The President of the Federal Reserve Bank of Philadelphia

(t) The President of the Federal Reserve Bank of Portland

(u) The President of the Federal Reserve Bank of St. Louis

(v) The President of the Federal Reserve Bank of San Francisco

(w) The President of the Federal Reserve Bank of Seattle

(x) The President of the Federal Reserve Bank of St. Paul

(y) The President of the Federal Reserve Bank of Tampa

(z) The President of the Federal Reserve Bank of Washington

D. Project Proposals

1. Land Acquisition

a. Identification of Real Property Proposed to be Acquired for:

(1) Primarily Clearance and Redevelopment:

For the location of the following parcels, see the
Property Map, Segments A through E.

Segment A

Block 43, Parcels 1 - 8

Segment C

Block 131, Parcels 1 - 4, 5 (Part), 7

Block 146, Parcels 1 - 13, 14 (Part)

Segment D

Block 290, Parcels 1 - 8

Block 292, Parcels 1 - 8

Segment E

Block 47, Parcels 1 - 9

Block 95, Parcels 1 - 6

Block 97, Parcels 1 - 3

Block 98, Parcels 1 - 6, 7 (Part)

Block 140, Parcels 1 - 5

Block 141, Parcels 2 and 3

2. Page 100

3. Page 100

4. Page 100

5. Page 100

6. Page 100

7. Page 100

8. Page 100

9. Page 100

10. Page 100

11. Page 100

12. Page 100

13. Page 100

14. Page 100

15. Page 100

16. Page 100

17. Page 100

18. Page 100

19. Page 100

20. Page 100

(2) Primarily Public Facilities

Segment A

Block 44, Parcels 1 - 6

Block 113, Parcel 1

Block 114, Parcels 1 - 4

Block 133, Parcels 1 - 11

Block 134, Parcels 1 - 10

Block 135, Parcels 1

Block 136, Parcels 1 - 7

Segment B

Block 124A, Parcels 1 - 17

Block 125A, Parcels 1 - 12

Block 126, Parcels 1 - 30

Block 126A, Parcels 1 - 22

Block 127, Parcels 1 - 18

Block 128, Parcels 1 - 18

Block 147, Parcels 1 - 19

Segment C

Block 130, Parcels 1 - 11

Block 132, Parcels 1 and 2

Block 144, Parcels 1 - 20

Block 145, Parcels 1 - 5

Segment D

Block 293, Parcels 1 - 4

Block 294A, Parcels 1 and 2

Segment E

Block 45, Parcels 1 - 5

Block 46, Parcels 1 - 4

Block 96, Parcel 1

Block 137, Parcels 1 and 2

Block 138, Parcels 1 - 3

Block 139, Parcels 1 - 7

Block 142, Parcels 1 - 7

Block 143, Parcels 1 - 14

(3) Conservation or Reconditioning

Segment D

Block 292, Parcel 9

Segment E

Block 141, Parcels 1, 4 and 5

- b. Statement of the Special Conditions Under which Properties not Designated for Acquisition May be Acquired and, when possible, Identification of any Properties Which May Fall Within this Category.

It is possible that the Boston Welfare Department Building on New Chardon Street, between Hawkins

1. Introduction

It is a pleasure to have you here today.
I hope you will find this meeting useful.

2. Objectives

- 1. To understand the importance of the project.
- 2. To identify the key stakeholders.
- 3. To develop a clear vision for the project.
- 4. To establish a strong team structure.
- 5. To create a detailed project plan.
- 6. To implement the plan effectively.
- 7. To monitor and control the project.
- 8. To evaluate the project's success.

3. Project Management Process (10)

3.1 Planning

Define the project's scope.

3.2 Execution

Implement the project plan.

Monitor the project's progress and adjust as needed.

Communicate effectively with all stakeholders.
Keep everyone informed of the project's status.
Encourage team members to contribute their ideas.

Be flexible and adaptable to changes.
Stay organized and on top of the project.
Celebrate the team's achievements.

and Bowler Streets, may be abandoned at a future date due to the relocation of its office facilities into the new City Hall and of its residential facilities into a more compatible residential neighborhood. If this happens, this site may be acquired and resold as a general office or retail parcel.

- c. Statement of the Special Conditions Under Which Properties Identified to be Acquired May be Exempted from Acquisition and, When Possible, Identification of any Properties Which May Fall into this Category. (Not Applicable)

2. Conservation or Reconditioning

No formal program of Conservation or Reconditioning is proposed for those properties which are not to be acquired within the Government Center Urban Renewal Project area.

3. Redevelopers' Obligations (BRA)

- E. Other Provisions Necessary To Meet State and Local Requirements (BRA)

F. Procedure For Changes in Approved Plan (BRA)

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5. General provisions

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6. Final provisions

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4. To assure a harmonious relationship between the scale of "Old Boston", with its narrow streets and historic buildings, and that of "New Boston" with its large government buildings and major traffic arteries.
5. To assure that non-governmental uses will be so located and of such a character as to enhance the Government Center and bring about its proper integration with the existing commercial heart of Boston.
6. To assure that vehicular and pedestrian circulation, local access points, parking, and truck service facilities are so organized as to function harmoniously with one another and with the uses which they serve.

Because it is neither possible nor desirable to specify in the Urban Renewal Plan every detail of design for each parcel, certain general control techniques are proposed in order to assure that redevelopment as it occurs will fulfill the intent of the Plan:

1. All redevelopers (Private and public) are required to familiarize themselves with the overall Urban Renewal Plan (in addition to the requirements for their specific parcels) and to submit proposals which are in harmony with the Plan. In order to assist prospective redevelopers to understand the intent of the Plan, an Illustrative Site Plan has been prepared and included as an integral part of the Urban Renewal Plan.
2. All redevelopment proposals are subject to mandatory review by the Boston Redevelopment Authority: first review prior to land disposition, and final review prior to commencement of construction.

4. The second characteristic of the new movement is its aim to
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- will be able to do so.
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 be able to do so. This is the main reason for its existence, and
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 been able to do so.
- will be able to do so.

(c) Adequacy of Proposed Zoning and other Codes and Regulations to Protect Project Area (BRA)

1. The proposed zoning and other codes and regulations to protect the Project Area (BRA) are adequate to protect the Project Area from the adverse effects of the proposed project. The proposed zoning and other codes and regulations to protect the Project Area are adequate to protect the Project Area from the adverse effects of the proposed project. The proposed zoning and other codes and regulations to protect the Project Area are adequate to protect the Project Area from the adverse effects of the proposed project.

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Name	Committee	Chairman	Members
Mr. J. Edgar Hoover	Audit	Mr. J. Edgar Hoover	Mr. J. Edgar Hoover
Mr. J. Edgar Hoover	Compensation	Mr. J. Edgar Hoover	Mr. J. Edgar Hoover
Mr. J. Edgar Hoover	Finance	Mr. J. Edgar Hoover	Mr. J. Edgar Hoover
Mr. J. Edgar Hoover	Nominations	Mr. J. Edgar Hoover	Mr. J. Edgar Hoover
Mr. J. Edgar Hoover	Policy and Administration	Mr. J. Edgar Hoover	Mr. J. Edgar Hoover
Mr. J. Edgar Hoover	Public Affairs	Mr. J. Edgar Hoover	Mr. J. Edgar Hoover
Mr. J. Edgar Hoover	Research and Statistics	Mr. J. Edgar Hoover	Mr. J. Edgar Hoover
Mr. J. Edgar Hoover	Security	Mr. J. Edgar Hoover	Mr. J. Edgar Hoover
Mr. J. Edgar Hoover	Training and Development	Mr. J. Edgar Hoover	Mr. J. Edgar Hoover
Mr. J. Edgar Hoover	Legal	Mr. J. Edgar Hoover	Mr. J. Edgar Hoover
Mr. J. Edgar Hoover	Information Systems	Mr. J. Edgar Hoover	Mr. J. Edgar Hoover
Mr. J. Edgar Hoover	Human Resources	Mr. J. Edgar Hoover	Mr. J. Edgar Hoover
Mr. J. Edgar Hoover	Facilities	Mr. J. Edgar Hoover	Mr. J. Edgar Hoover
Mr. J. Edgar Hoover	Technology	Mr. J. Edgar Hoover	Mr. J. Edgar Hoover
Mr. J. Edgar Hoover	Environmental	Mr. J. Edgar Hoover	Mr. J. Edgar Hoover
Mr. J. Edgar Hoover	Community Relations	Mr. J. Edgar Hoover	Mr. J. Edgar Hoover
Mr. J. Edgar Hoover	Governmental Affairs	Mr. J. Edgar Hoover	Mr. J. Edgar Hoover
Mr. J. Edgar Hoover	International Relations	Mr. J. Edgar Hoover	Mr. J. Edgar Hoover
Mr. J. Edgar Hoover	Public Policy	Mr. J. Edgar Hoover	Mr. J. Edgar Hoover
Mr. J. Edgar Hoover	Legislative Affairs	Mr. J. Edgar Hoover	Mr. J. Edgar Hoover
Mr. J. Edgar Hoover	Regulatory Affairs	Mr. J. Edgar Hoover	Mr. J. Edgar Hoover
Mr. J. Edgar Hoover	Consumer Affairs	Mr. J. Edgar Hoover	Mr. J. Edgar Hoover
Mr. J. Edgar Hoover	Labor Relations	Mr. J. Edgar Hoover	Mr. J. Edgar Hoover
Mr. J. Edgar Hoover	Health and Safety	Mr. J. Edgar Hoover	Mr. J. Edgar Hoover
Mr. J. Edgar Hoover	Quality Management	Mr. J. Edgar Hoover	Mr. J. Edgar Hoover
Mr. J. Edgar Hoover	Product Development	Mr. J. Edgar Hoover	Mr. J. Edgar Hoover
Mr. J. Edgar Hoover	Marketing	Mr. J. Edgar Hoover	Mr. J. Edgar Hoover
Mr. J. Edgar Hoover	Sales	Mr. J. Edgar Hoover	Mr. J. Edgar Hoover
Mr. J. Edgar Hoover	Customer Service	Mr. J. Edgar Hoover	Mr. J. Edgar Hoover
Mr. J. Edgar Hoover	Supply Chain Management	Mr. J. Edgar Hoover	Mr. J. Edgar Hoover
Mr. J. Edgar Hoover	Procurement	Mr. J. Edgar Hoover	Mr. J. Edgar Hoover
Mr. J. Edgar Hoover	Manufacturing	Mr. J. Edgar Hoover	Mr. J. Edgar Hoover
Mr. J. Edgar Hoover	Distribution	Mr. J. Edgar Hoover	Mr. J. Edgar Hoover
Mr. J. Edgar Hoover	Retail	Mr. J. Edgar Hoover	Mr. J. Edgar Hoover
Mr. J. Edgar Hoover	Wholesale	Mr. J. Edgar Hoover	Mr. J. Edgar Hoover
Mr. J. Edgar Hoover	Export	Mr. J. Edgar Hoover	Mr. J. Edgar Hoover
Mr. J. Edgar Hoover	Import	Mr. J. Edgar Hoover	Mr. J. Edgar Hoover
Mr. J. Edgar Hoover	Logistics	Mr. J. Edgar Hoover	Mr. J. Edgar Hoover
Mr. J. Edgar Hoover	Transportation	Mr. J. Edgar Hoover	Mr. J. Edgar Hoover
Mr. J. Edgar Hoover	Warehousing	Mr. J. Edgar Hoover	Mr. J. Edgar Hoover

(e) Any Areas Within Perimeter Boundary of Project to be Excluded from Urban Renewal Area (None)

(f) Incidental Properties not to be Acquired Within the Clearance Section

The basis of the Plan's determination of incidental properties not to be acquired was based upon an attempt to retain as many good buildings as possible in order to cut down the project costs. As long as they were compatible with the urban design, traffic and other objectives of the Plan they were retained.

However, due to the particular characteristics of Downtown Boston's street pattern, topography and the preponderance of old structures in poor condition, only three buildings were deemed to be suitable for retention.

These three are the New England Telephone and Telegraph Company Building, the Boston Department of Welfare Building and the Boston Edison Company's substation. Their retention will be in harmony with the Plan and the two private utilities will also serve the project area directly.

Measures to be taken to ensure that these properties conform to the standards and controls established in the Plan have been previously explained in Code No. R-213, C, 2, d.

100-443887-1000

(b) (7) - (D)

GOVERNMENT CENTER - BOSTON

Urban Renewal Project - Mass. R-35

Another copy

*on
BRA
2363*

PRELIMINARY COST ESTIMATE:
SPECIAL PROJECT IMPROVEMENTS

Prepared for: Boston Redevelopment Authority

By: I. M. Pei & Associates
Architects & Planners

Clarkson Engineering Company, Inc.
Consulting Engineers

June 16, 1961



SUMMARY

Underpass (New Congress Street)	\$ 90,000
Platform (City Hall)	472,000
City Hall Common and Plaza Area	836,000
Dock Square Plaza Area	129,000
Pemberton Square Grading	47,000
Old Howard Plaza	28,000
Subway Conversion to Concourse (Corn Hill)	80,000
Pedestrian Overpass (To North Sta.)	<u>35,000</u>
TOTAL	\$1,717, 000



UNDERPASS (NEW CONGRESS STREET)

Underpass Grading - Excavation	6,200 c. y. @ \$1 =	\$ 6,200
Underpass Lighting	One lump sum =	40,000
Retaining Wall at Underpass	One lump sum =	<u>35,000</u>
		\$ 81,200
	+ 10%	<u>8,800</u>
TOTAL		\$ 90,000

PLATFORM (CITY HALL)

Platform and Stairs (excluding cobbles)

TOTAL	\$472,000
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CITY HALL COMMON AND PLAZA AREA

Common Grading Embankment - 46,500 c. y. @ \$1 =	\$ 46,500
3' Embankment over City Hall Basement Ext. 9,000 c. y. @ \$1 =	9,000
Cobblestone Paving (including cobbles on platform) 24,000 s. y. @ \$12 =	288,000
Granite Block Walks - 11,000 s. y. @ \$15 =	165,000
Trees and Setting 73 each @ \$500 =	36,500
Loaming and Seeding 6,900 s. y. @ \$.50 =	3,450
Drainage - One lump sum =	33,500
Lighting (Standard plus 6 special) - One lump sum =	60,000
Retaining Wall at City Hall - One lump sum =	<u>118,000</u>
	\$759,950
	+ 10%
TOTAL	<u>76,050</u>
	\$836,000



DOCK SQUARE PLAZA AREA

Cobblestone Paving - 6,500 s.y. @ \$12 =	\$ 78,000
Granite Block Walks - 1,400 s.y. @ \$15 =	21,000
Trees and Setting - 10 each @ \$500 =	5,000
Drainage - One lump sum =	5,000
Lighting (Standard) - One lump sum =	<u>8,000</u>
	\$117,000
+ 10%	<u>12,000</u>
TOTAL	\$129,000

PEMBERTON SQUARE GRADING

Excavation - 2,900 c.y. @ \$1 =	\$ 2,900
Embankment - 5,200 c.y. @ \$1 =	5,200
Retaining Wall at Pemberton Square =	<u>34,000</u>
	4,900
+ 10%	<u>4,900</u>
TOTAL	\$ 47,000

OLD HOWARD PLAZA

Embankment - 600 c.y. @ \$1 =	\$ 600
Cobblestone Paving - 600 s.y. @ \$12 =	7,200
Retaining Wall at Old Howard Plaza - One lump sum	<u>17,500</u>
	\$ 25,300
+ 10%	<u>2,700</u>
TOTAL	\$ 28,000

P356

I. M. Pei & Assoc.

GOVERNMENT CENTER

DATE

ISSUED TO

